

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
154	-156	MADISON AVE, ARLINGTON

## OWNERSHIP

Owner 1:	PEREGUDOV DMITRIY		
Owner 2:			
Owner 3:			
Street 1:	1337 MASS AVE		
Street 2:	UNIT 144		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02476	Type:	

## PREVIOUS OWNER

Owner 1:	COLARUSSO ANTHONY TRUSTEE -		
Owner 2:	ADEM NOMINEE TRUST -		
Street 1:	15 EXETER DRIVE		
Twn/City:	WOBURN		
St/Prov:	MA	Cntry	
Postal:	01801		

## NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1966, having primarily Wood Shingle Exterior and 2496 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA: 0.13774	Total SF/SM: 6000	Parcel LUC: 104	Two Family	Prime NB Desc	ARLINGTON		Total: 420,000	Spl Credit		Total: 420,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	299,100		420,000	719,100
Total Card	0.138	299,100		420,000	719,100
Total Parcel	0.138	299,100		420,000	719,100
Source: Market Adj Cost	Total Value per SQ unit /Card:		288.10	/Parcel: 288.	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	299,100	0	6,000.	420,000	719,100		Year end	12/23/2021
2021	104	FV	285,700	0	6,000.	420,000	705,700		Year End Roll	12/10/2020
2020	104	FV	285,700	0	6,000.	420,000	705,700	705,700	Year End Roll	12/18/2019
2019	104	FV	222,700	0	6,000.	414,000	636,700	636,700	Year End Roll	1/3/2019
2018	104	FV	222,700	0	6,000.	318,000	540,700	540,700	Year End Roll	12/20/2017
2017	104	FV	209,000	0	6,000.	300,000	509,000	509,000	Year End Roll	1/3/2017
2016	104	FV	209,000	0	6,000.	276,000	485,000	485,000	Year End	1/4/2016
2015	104	FV	190,200	0	6,000.	258,000	448,200	448,200	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
3/24/2009	Measured	197	PATRIOT
1/9/2006	MLS	HC	Helen Chinal
1/19/2000	Mailer Sent		
1/19/2000	Measured	263	PATRIOT
12/1/1981		CM	

**Sign:** \_\_\_\_\_

**VERIFICATION OF VISIT NOT DATA**

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**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	54194
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

